



CITY OF LODI COUNCIL COMMUNICATION

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AGENDA TITLE: Approve Improvement Agreement for Public Improvements at 350 North Guild Avenue

MEETING DATE: June 6, 2007

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve the Improvement Agreement for the Public Improvements at 350 North Guild Avenue and direct the City Manager and City Clerk to execute the agreement on behalf of the City.

BACKGROUND INFORMATION: This project is located at 350 North Guild Avenue. Phase I of the project consists of an operations/distribution building, storage tank farm, boiler room, cooling towers and a rail spur extension from the existing Central California Traction Company mainline to the project site. This improvement agreement is part of the Phase I portion of the project. Phase II will consist of a 95,000 square-foot dry goods warehouse/distribution building and Phase III will consist of a 20,000 square-foot liquid sweetener packaging/warehouse facility. Phases II and III will be market driven expansions.

The developer, Archer Daniels Midland, has furnished the City with improvement plans, necessary agreements, guarantees and insurance certificate for the proposed project. The developer has also agreed to provide the City with a Deferral Agreement for the future widening of Victor Road. This Deferral Agreement will be presented to Council for approval at a future date. The developer also paid the required Development Impact Mitigation Fees (\$262,242) and the improvement agreement preparation fee and other miscellaneous fees (\$58,763).

The project has annexed to the Lodi Consolidation Landscape Maintenance Assessment District 2003-01 to cover the cost of the future traffic signal maintenance at Guild Avenue and Victor Road, park maintenance costs, and landscape maintenance costs for improvements along Victor Road associated with the development.

FISCAL IMPACT: There will be a slight increase in long-term maintenance costs for public infrastructure, such as streets, water, wastewater and storm drain facilities, and City services, such as police and fire. The maintenance and replacement costs for the future traffic signal at Guild Avenue and Victor Road, increases in the park maintenance costs, and costs for maintaining new landscape improvements along Victor Road will be funded through the Lodi Consolidated Landscape Maintenance Assessment District 2003-01.

FUNDING AVAILABLE: The developer is responsible for all costs associated with the improvement agreement.

Richard C. Prima, Jr.
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer
RCP/WKF/pmf
cc: Senior Civil Engineer Chang

Archer Daniels Midland

APPROVED: _____
Blair King, City Manager